

DEPOSIT DATE

RECEIVED-FPSC

97 JAN 27 FLORIDA PUBLIC SERVICE COMMISSION REGISTRATION CENTER

11 JAN 26 PM 2:14

APPLICATION FOR A STAFF ASSISTED RATE CASE

11 JAN 26 AM 7:27

COMMISSION CLERK

CK # 2189/2187

\$ 500.00 / 500.00

I. GENERAL DATA

1-19-11

A. Name of Utility: Pine Ridge Management Corporation

B. Address: PO Box 307

Lake Placid, FL 33862

110042-WS

RT

1. Telephone Nos.: (863) 699- 1582

2. County: Okeechobee

Nearest City: Okeechobee

3. General Area Served:

Authority: South Florida Water Management District

C.

1. Water Certificate No. 447110

Date Received:

2. Wastewater Certificate No. FLA013928

Date Received:

3. Date Utility Started Operations: Water: unknown

Wastewater: unknown

D. How System Was Acquired: purchased

If utility was purchased, give date January 16, 1990

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners? No

3. Did you purchase: assets only

E. Type of Legal Entity:

X Corporation

Partnership

Sole Proprietorship

F. Ownership & Officers:

| | Name | Title | Percent Ownership |
|----|---------------------|-----------|-------------------|
| 1. | Virginia L. Gadsden | President | 100% |
| 2. | | | |
| 3. | | | |
| 4. | | | |

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FPSC-COMMISSION CLERK

G. List of Associated Companies and Addresses:

None

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

II. ACCOUNTING DATA

A. Outside Accountant

- 1. Name: **Rebecca Benevides Noonan**
- 2. Firm: **Benevides Accounting**
- 3. Address: **102 S. Ridgewood Dr. Suite 6, Sebring, FL 33870**
- 4. Telephone: (863) 385- 0864

B. Individual To Contact On Accounting Matters:

- 1. Name: **above**
- 2. Telephone: **above**

C. Location of Books and Records: **41 Pine Aire Circle, Lake Placid, FL 33852**

D. Have you filed an Annual Report with the Commission? **Yes**

Date Last Filed: **December 31, 2009**

E. Has your latest Regulatory Assessment Fee Payment been made? **yes**

(January 30 or July 30 whichever is applicable) **Jan 30**

F. Basic Rate Base Data: (Most recent two years)

1. Water:

| | 2009 | 2008 |
|-------------------------------|----------------------|----------------------|
| Cost of Plant In Service | \$ <u>127,552.28</u> | \$ <u>127,552.28</u> |
| Less Accumulated Depreciation | <u>27,965.00</u> | <u>25,303.86</u> |
| Less Contributed Plant | <u>0</u> | <u>0</u> |
| Net Owner's Investment | \$ 99,587.28 | \$ 102,248.42 |

2. Wastewater:

2009 **2008**

| | | |
|-------------------------------|--------------|--------------|
| Cost of Plant In Service | \$ 63,776.14 | \$ 63,776.14 |
| Less Accumulated Depreciation | 13,982.50 | 12,651.93 |
| Less Contributed Plant | 0 | 0 |
| Net Owner's Investment | \$ 49,793.64 | \$ 51,124.21 |

G. Basic Income Statement: *(Most recent two years)*

| | 2009 | 2008 |
|--|--------------|--------------|
| 1. <u>Water:</u> | | |
| Revenues (By Class) | | |
| a. Residential | \$ 7,335.96 | \$ 7,542.54 |
| b. Commercial | 608.64 | 584.64 |
| c. Multiple Family | 8,300.14 | 10,484.90 |
| Total Operating Revenues: | \$ 16,244.79 | \$ 18,612.08 |
| Less Expenses: | | |
| a. Salaries & Wages - Employees | | |
| b. Salaries & Wages - Officers, Directors, & Majority Stockholders | | |
| c. Employee Pensions & Benefits | | |
| d. Purchased Water | | |
| e. Purchased Power | 2,859.27 | 2,238.03 |
| f. Fuel for Power Production | | |
| g. Chemicals | 4,102.00 | 3,918.00 |
| h. Materials & Supplies | 6,157.52 | 10,410.72 |
| i. Contractual Services | 12,652.00 | 14,188.88 |
| j. Rents | | |
| k. Transportation Expenses | | |
| l. Insurance Expense | 765.24 | 795.16 |
| m. Regulatory Commission Expense | | |
| n. Bad Debt Expense | | |
| o. Miscellaneous Expense | 2,033.98 | 2,234.65 |
| p. Depreciation Expense | | |
| q. Property Taxes | | |
| r. Other Taxes | | |
| s. Income Taxes | | |
| Operating Income (Loss) | \$ 28,570.01 | \$ 33,785.44 |

2. Wastewater

| | 2009 | 2008 |
|--|---------------------|---------------------|
| Revenues (By Class): | \$ _____ | \$ _____ |
| a. Residential | <u>59,059.53</u> | <u>60,303.34</u> |
| b. Commercial | <u>1,736.64</u> | <u>1,736.64</u> |
| c. Multiple Family | <u>0</u> | <u>0</u> |
| Total Operating Revenues: | <u>\$ 60,796.17</u> | <u>\$ 62,039.98</u> |
| Less Expenses: | | |
| a. Salaries & Wages - Employees | | |
| b. Salaries & Wages - Officers, Directors, & Majority Stockholders | | |
| c. Employee Pensions & Benefits | | |
| d. Purchased Wastewater Treatment | | |
| e. Sludge Removal Expense | | |
| f. Purchased Power | <u>3,105.67</u> | <u>3,458.46</u> |
| g. Fuel for Power Production | | |
| h. Chemicals | <u>4,460.00</u> | <u>4,136.70</u> |
| i. Materials & Supplies | <u>18,086.00</u> | <u>22,456.00</u> |
| j. Contractual Services | <u>20,175.00</u> | <u>18,046.25</u> |
| k. Rents | | |
| l. Transportation Expenses | | |
| m. Insurance Expense | | |
| n. Regulatory Commission Expense | | |
| o. Bad Debt Expense | | |
| p. Miscellaneous Expense | <u>4,601.94</u> | <u>5,203.94</u> |
| q. Depreciation Expense | | |
| r. Property Taxes | | |
| s. Other Taxes | | |
| t. Income Taxes | | |
| Operating Income (Loss) | <u>\$ 52,724.32</u> | <u>\$ 55,686.83</u> |

H. Outstanding Debt:

| | Creditor | Date Borrowed | Balance Due | Interest Rate | Expiration Date |
|----|-----------------------|----------------|------------------|---------------|-----------------|
| 1. | <u>Heartland Bank</u> | <u>4-15-05</u> | <u>70,709.52</u> | <u>7.00%</u> | <u>4-15-15</u> |
| 2. | _____ | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ | _____ | _____ |

I. Indicate Type of Tax Return Field:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name: **Toby Spurge**
- 2. Firm: **George F. Young, Inc.**
- 3. Address: **11380 Prosperity Farms Rd. Suite 107, Palm Beach Gardens, FL 33410**
- 4. Telephone: **(561)253-8020**

B. Individual to contact on engineering matters:

- 1. Name: **above**
- 2. Telephone: **above**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department?
 If yes, explain: **yes Hydro Tank needs replacement**
 (Engineer for tank - Roger Polston PO Box 588 Sebring, FL 33871 (863) 385-5564)

D. List any known service deficiencies and steps taken to remedy problems: **diagnostic**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **JC Witteck Utilities 12687**

F. Is the utility serving customers outside of its certificated area? **No**
 If yes, explain:

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities: **20,000 gals**
 - a. Existing: **X**
 - b. Under Construction:
 - c. Proposed:
- 2. Type and make of present treatment facilities: **Perk pond**
- 3. Approximate average daily flow of treatment plant effluent: **.024**

4. Approximate length of wastewater mains:

| | | | | | |
|------------------|-----------------|--|--|--|--|
| Size (diameter): | 6 in | | | | |
| Linear feet: | 7,200 ft | | | | |

- 5. Number of manholes: **18**
- 6. Number of lift stations: **1**
- 7. How do you measure treatment plant effluent? **Lift station pump capacity gal per hr**
- 8. Is the treatment plant effluent chlorinated? **Yes**

- 13. Do you have a meter change out program? No
- 14. Meter installation or tap in fees - Water \$ No
- 15. Service availability fees - Water \$ No
- 16. Has the existing treatment facility been approved by DEP? No (explanation III C)
- 17. Total gallons pumped during most recent twelve months: 7,642,040
- 18. Total gallons sold during most recent twelve months: 3,108,184
- 19. Gallons unaccounted for during most recent twelve months: 4,533,856
- 20. Gallons purchased during most recent twelve months: none

IV. RATE DATA

A. Individual to contact on tariff matters:

- 1. Name: Virginia L. Gadsden
- 2. Telephone Number: (863) 699-1582

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

| | |
|----------------------|---|
| a. Residential Water | <u>5.41 per month</u> |
| | Flat Rate Gas Station Mini Mart 18.24 per mo |
| | 4 small businesses 8.12 per mo |
| b. General Service | |
| c. Special Contract | |
| d. Other - Specify | <u>Residential 2.71 per thousand gal used</u> |

2. Wastewater:

| | |
|---------------------------|---|
| a. Residential Wastewater | <u>42.89 per month</u> |
| | Flat Rate Gas Station Mini Mart 48.25 per mo |
| | 4 small business 24.12 per mo |
| b. General Service | |
| c. Special Contract | |
| d. Other - Specify | |

C. Number of Customers: (Most recent two years)

| | | |
|---------------------|-------------|-------------|
| 1. Water Metered | 2009 | 2008 |
| a. Residential | <u>135</u> | <u>135</u> |
| b. General Service | | |
| c. Special Contract | | |
| d. Other - Specify | | |
| 2. Water Unmetered | 2009 | 2008 |
| a. Residential | | |
| b. General Service | <u>5</u> | <u>5</u> |
| c. Special Contract | | |
| d. Other - Specify | | |
| 3. Wastewater | 2009 | 2008 |
| a. Residential | <u>136</u> | <u>136</u> |
| b. General Service | <u>5</u> | <u>5</u> |
| c. Special Contract | | |
| d. Other - Specify | | |

V. AFFIRMATION

I, **Virginia L. Gadsden** the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed Virginia L. Gadsden

Title Owner

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.